

**IMPORTANT NOTICE TO APPLICANT:**

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

**FOR OFFICIAL USE ONLY:**

Agenda Date: 8/5/2016

Tentative No.: T- 23825

Received Date: 7/26/2016

**FEES:**

D.R.E.R. \_\_\_\_\_ \$1,872.00

Plus \$10.90 per site in excess of 6 sites \_\_\_\_\_ \$0.00

D.R.E.R. environmental \_\_\_\_\_ \$210.00

PRINT \$2,082.00

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$124.92 \*Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 31 Twp.: 55 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: CENTERRA TOWNHOMES

2. Owner's Name: Alina Garcia, Floridavest Ventures - Eureka Holdings, LLC Phone: 786.552.0537

Address: 150 Alhambra Circle City: Coral Gables State: FL Zip Code: 33134

Owner's Email Address: AGarcia-Duany@banescousa.com

3. Surveyor's Name: Donna C. West; HSQ Group, Inc. Phone: 561.392.0221 x 106

Address: 1489 W. Palmetto Park Rd., Suite 340 City: Boca Raton State: FL Zip Code: 33486

Surveyor's Email Address: donna@hsqgroup.net

4. Folio No(s): 30-5031-000-0181 / 30-5031-000-0420 / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: Portion of the SE 1/4 of the SE 1/4 of Section 31, Township 55 South, Range 40 East

6. Street boundaries: south side of SW 180th St. from SW 107th Ave. to SW 109th Ave.

7. Present Zoning: RU-TH Zoning Hearing No.: 07-5-CZ14-2

8. Proposed use of Property: Townhomes (104 Units)  
Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

**NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.**

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

COUNTY OF MIAMI-DADE)

Signature of Owner: By Floridavest Ventures, LLC  
Manager Member

(Print name & Title here): FRANK SANTANA, SVP/Credit Manager

BEFORE ME, personally appeared FRANK SANTANA this 22 day of JULY, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 22 day of July, 2016 A.D.

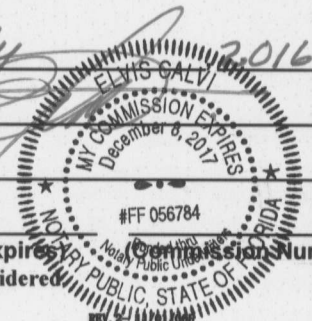
Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: \_\_\_\_\_)

(NOTARY SEAL)

(Commission Expires \_\_\_\_\_ Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered





TENTATIVE PLAT T-23825 - 1 - NEW  
NAME: CENTERRA TOWNHOMES  
SEC. 31 TWP. 55 RGE. 40 / DIST. 9  
ZONING: RU-TH / UNINCORPORATED MIA



### LEGAL DESCRIPTION

PARCEL 1:  
THE NORTH 265 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND  
THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, IN  
SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

PARCEL II:  
THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE SOUTH 50 FEET THEREOF, IN SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL REELED SET OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE AREA OF THIS PROPERTY IS 11,731 acres (11,010 square feet), MORE OR LESS.
3. THE EASEMENT SHOWN HEREON IS THE RECORD PLAT (S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS: SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 55 SOUTH, RANGE 40 EAST HAVING AN ASSUMED BEARING OF NORTH 04°01'01" WEST AS SHOWN ON THE RECORD PLAT OF SEASTONE HOMES, AS RECORDED IN PLAT BOOK 166, PAGE 78 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
6. RECORDING INFORMATION REFERS TO MIAMI-DADE COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODESIC VERTICAL DATUM of 1929 AND WERE DETERMINED FROM MIAMI-DADE COUNTY ENGINEERING BENCHMARK #BC-69; ELEVATION: 10.85.
8. PROPERTY ADDRESS: 18000 SW 177TH AVENUE, MIAMI, FL 33157

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DONNA C. WEST  
PROFESSIONAL SURVEYOR AND MAP  
FLORIDA REGISTRATION NO. LS4290

LAST DATE OF FIELD SURVEY: 7/12/16

[illegible]

SCALE: 1"=50'

DATE: 7/21/16

DRAWN BY: JDFIELD BOOK: 27/72

CHECKED BY: \_\_\_\_\_

TYPE: BOUNDARY



**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors

1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 · 561.392.0221  
CA26258 · LB7924

### DEVELOPMENT CRITERIA TABLE

ZONING: RU-TH

## PROPOSED USES

TOWNHOMES: 104 UNITS

TOTAL ACREAGE: 11.731± AC

## CONTACT PERSON INFORMATION

NAME: DONNA C. WEST; HSQ GROUP, INC

TELEPHONE NUMBER: 561.392.022

FAX NUMBER: 561.392.6458

E-MAIL ADDRESS: DONNA@HSQGROUP.NET

### OWNER INFORMATION

FLORIDAVEST VENTURES - EUREKA HOLDINGS, LLC  
C/O ALINA GARCIA  
150 ALHAMBRA CIRCLE  
CORAL GABLES, FLORIDA, 33134

## DEVELOPMENT INFORMATION

1. OWNER:  
FLORIDAVEST VENTURES-EUREKA HOLDINGS, LLC  
150 ALHAMBRA CIRCLE  
CORAL GABLES, FL 33134  
ATTN: ALINA GARCIA  
PHONE: 786.552.0537  
DEVELOPER:  
THE CORNERSTONE GROUP  
2100 HOLLYWOOD BOULEVARD  
HOLLYWOOD, FL 33020  
ATTN: PABLO LOPEZ  
PHONE: 786.709.2229  
EMAIL: PABLO.LOPEZ@THECORNERSTONEGRP.COM  
2. ZONING CLASSIFICATION: RU-TLH  
3. THE MIAMI-DADE COUNTY FLOOD CRITERIA IS ELEVATION 9.0', AS SHOWN ON THE AMENDED PLAT OF FLOOD CRITERIA MAP, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, AT PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.  
4. FEMA INFORMATION:  
A. COMMUNITY: MIAMI-DADE COUNTY  
B. FIRM NO.: 12066C0501  
C. EFFECTIVE DATE: 9/11/2009  
D. ZONE: X  
E. BASE ELEVATION: N/A  
5. THE EXISTING USE OF THIS PROPERTY IS: OPEN SPACE.  
6. THE PROPOSED USE IS 104 TOWNHOMES.  
6. MIAMI-DADE TAX FOLIO NUMBER:  
30-0331-000-0181 AND 30-0331-000-0420.  
7. NUMBER OF PROPOSED TRACTS: 1